

REGENT ASSOCIATES, INC.

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A R C H I T E C T S

September 25, 2015

Audi Brookline

308 Boylston Street, Brookline, MA

Program Statement

The proposal for this project is to demolish the existing one-story Showroom portion of the building and construct a new two-story showroom, fully compliant with the Audi-required Image Program, which the dealer is compelled to create. Above the Showroom, which will have room for eight display vehicles, sales desks, offices and customer amenities, will be additional vehicle storage space on the third floor, and an accounting office on the fourth floor. Additionally, we plan to construct a four-story parking garage on the existing parking lot to the immediate west of the current Showroom to house nearly all vehicles being stored on the premises. The parking garage's upper three levels will be accessible only to dealership personnel. Vehicles in the upper two levels will be new vehicle inventory, while the vehicles on the second floor will be pre-owned vehicles available for test drives. Between the Showroom and Parking Garage portions of the building will be a Service Reception space, where service customers can drive directly inside via a new entry courtyard. Once inside, they will turn their vehicle off and walk into the Service Advisors' area, where their repair order will be prepared. Dealership valets will then immediately take the vehicle directly into Service for repair and maintenance, or into the parking garage for later work. Sales customers will be greeted in the courtyard and escorted into the Showroom, while a valet parks their vehicle on the ground floor of the Garage. The existing Service portion of the building will not change outwardly, but will be fully renovated with improved ventilation, energy-efficient LED lighting, finishes and safety features. One service bay will be removed to allow vehicle access into the Service Workshop.

This proposal will comply with Floor/Area Ratio [FAR] limitations, but relief will be needed for the height, (zoning allows for four stories / 45'-0" maximum) as commercial buildings require additional height per level as compared to a residential building. The Showroom portion of the proposed building will be approximately 51'-10" tall to the top of the parapet. The Garage portion of the building will be 46'-6" tall, with a required stair at the Cypress Street end of the structure for rooftop access being approximately 9'-6" taller. The building renovations and new construction will be fully energy code-compliant, utilizing the most efficient equipment available, as well as all LED lighting.

We believe this proposal will improve overall appearance, dealership efficiency, and create a safer and better experience for customers and neighbors, while providing improved vehicular traffic flow around the neighborhood. Having nearly all vehicles inside will greatly reduce the need for noisy plowing operations during winter months as well as screen the residential neighbors from noise from Boylston Street. Further, trash will be stored within the building, and as-needed removal performed at the northwest corner from Boylston Street. Being on the north side of the residences on East Milton Road, the new building will not cast any shadows on their properties. New landscaped areas along Boylston Street will visually improve the pedestrian experience along the front of the site.

ZONING TABLE

ZONING DISTRICT: G-2.0 (GENERAL BUSINESS)

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE (S.F.)	NONE	70,334 S.F. (1.61 AC.)
MINIMUM FRONTAGE (FT.)	NONE	336.15' (BOYLSTON STREET) 97.58' (CYPRESS STREET)
MINIMUM LOT WIDTH (FT.)	NONE	146.3'
MAXIMUM BUILDING HEIGHT (FT.)	45	59' - 6" (SEE BUILDING HEIGHT TABLE, BELOW)
MAXIMUM FLOOR AREA RATIO	2.0	2.00 [141,255 S.F. / 70,334 S.F.] (G.F.A. = 141,255 S.F.)
MINIMUM FRONT YARD (FT.)	NONE	1.3' (BOYLSTON ST.) 3.1' (CYPRESS ST.)
MINIMUM SIDE YARD (FT.)	NONE	1.1'
MINIMUM REAR YARD (FT.)	10 + L/10	10'
OPEN SPACE (% OF GROSS FLOOR AREA)	NONE	LANDSCAPED AREA = 8,723 S.F. (6.4 %)

NOTE:

1. PARKING: THE EXISTING LICENSE FOR THE DEALERSHIP ALLOWS FOR UP TO 140 VEHICLES TO BE PARKED ON THE EXTERIOR OF THE PREMISES.
2. A TOTAL OF 286 PARKING SPACES ARE PROPOSED, INCLUDING 279 SPACES WITHIN THE BUILDING AND 7 EXTERIOR SPACES ON THE SITE:

MAIN LEVEL: 79

GARAGE : 39 (29 CUSTOMER + 2 DISPLAY + 8 SHOWROOM)
BARN : 6 (2 DELIVERY + 4 DEMONSTRATORS)
SERVICE : 34 (30 SERVICE + 4 WASH)

THIRD LEVEL: 99

GARAGE : 41
BARN : 16
ABOVE SHOWROOM : 42

SECOND LEVEL: 54

GARAGE : 36
BARN : 16
DISPLAY : 2

FOURTH LEVEL: 47

GARAGE : 47

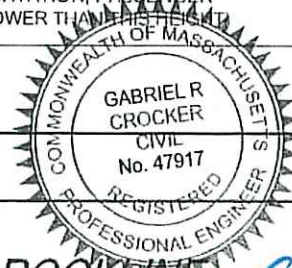
EXTERIOR : 7

EXISTING & PROPOSED BUILDING HEIGHTS

(1)

EXISTING BUILDING	PROPOSED BUILDING ADDITION
EXIST. SHOWROOM TO BE DEMOLISHED: 14'-7"	NEW AUDI CUBE 51'-10"
EXIST. (2010) CAR ELEVATOR SHAFT: 43'-9"	(SHOWROOM, ADMIN. AND CAR STORAGE):
EXISTING STREET SIDE CHIMNEY: 44'-9"	
EXIST. SERVICE PORTION BEHIND THE STORAGE "BARN": 13'-6"	GARAGE HIGHEST MAIN ROOF: 48'-7"
OPPOSITE PORTION AT THE SLOPE OF THE PEAK: 20'-0"	
EXIST. STORAGE "BARN" MAIN ROOF HEIGHT: 40'-0"	GARAGE ROOF ACCESS STAIR C: 59'-6"
ABANDON CAR ELEVATOR SHAFT AT THE STREET SIDE: 44'-2"	(ALL OTHER VERTICAL TRANSPORTATION, PASSENGER ELEVATOR, STAIRS ETC. ARE LOWER THAN THIS HEIGHT)

(1) BUILDING HEIGHTS ARE IDENTIFIED AS MEASUREMENTS (IN FEET) FROM FINISHED FIRST FLOOR ELEVATION TO TOP OF BUILDING



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DATE: 10-02-2015

AUDI OF BROOKLINE

308-328 BOYLSTON STREET
BROOKLINE, MA

Handwritten signature and date:
10-2-2015

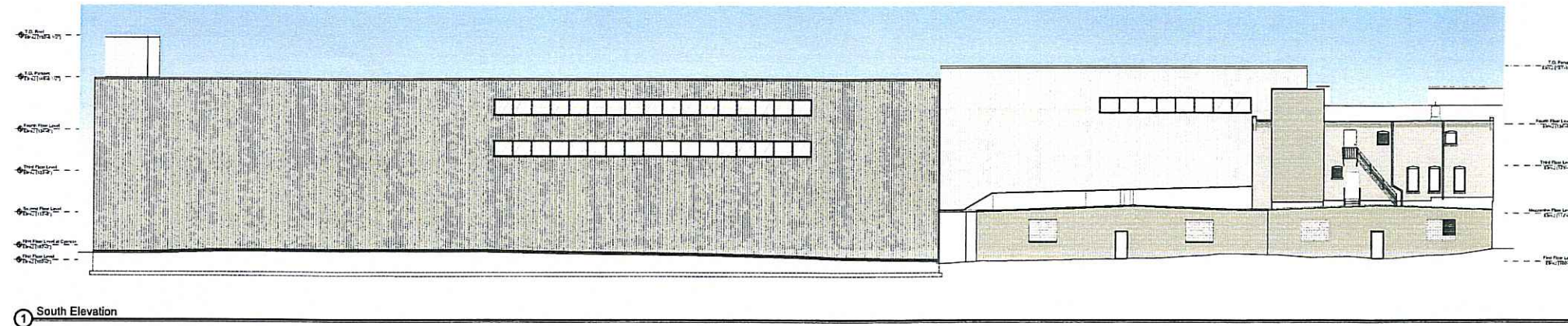






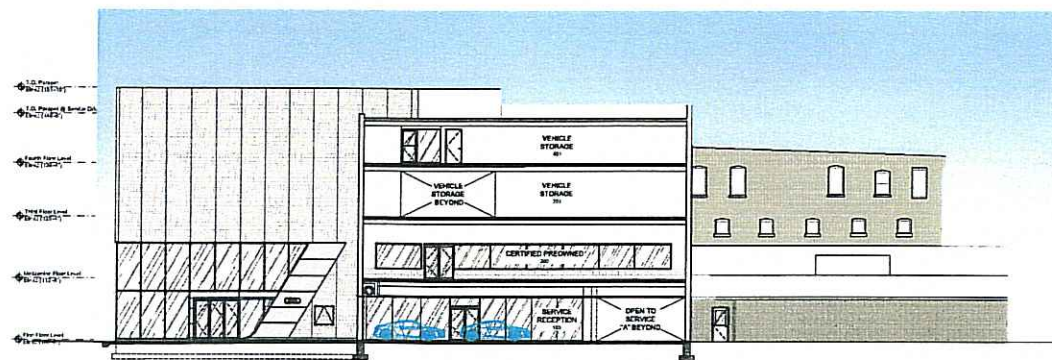


Herb Chambers
Audi Brookline

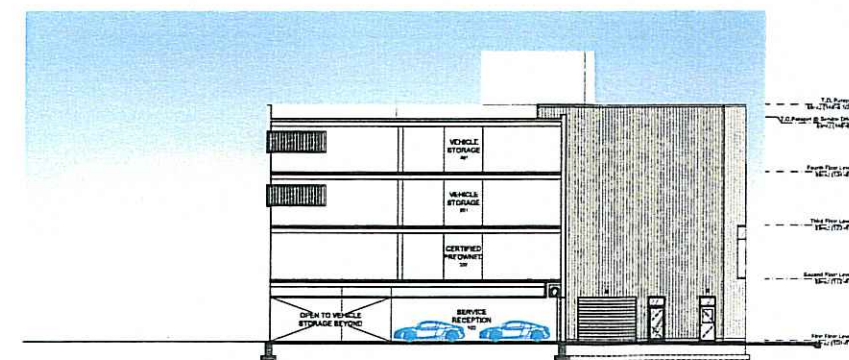


1 South Elevation

N.T.S.



2 Partial West Elevation

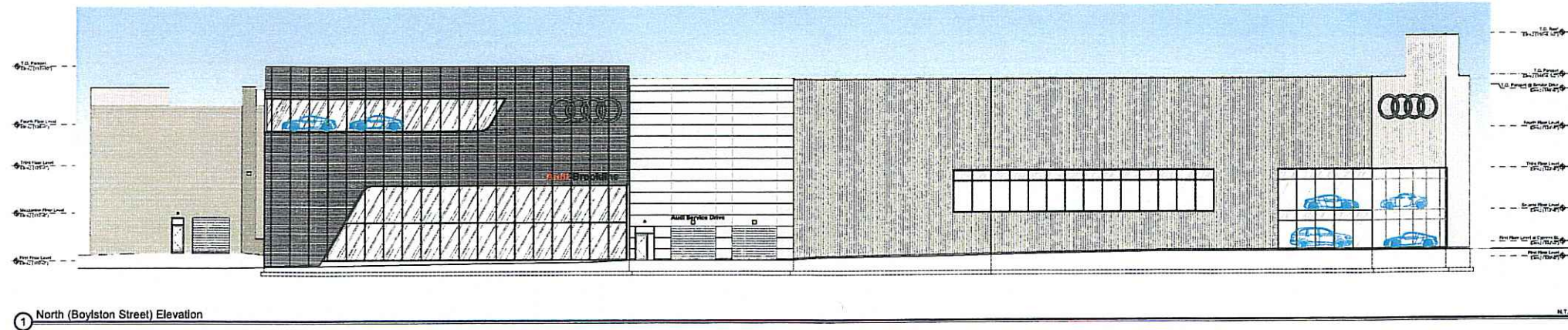


2 Partial East Elevation

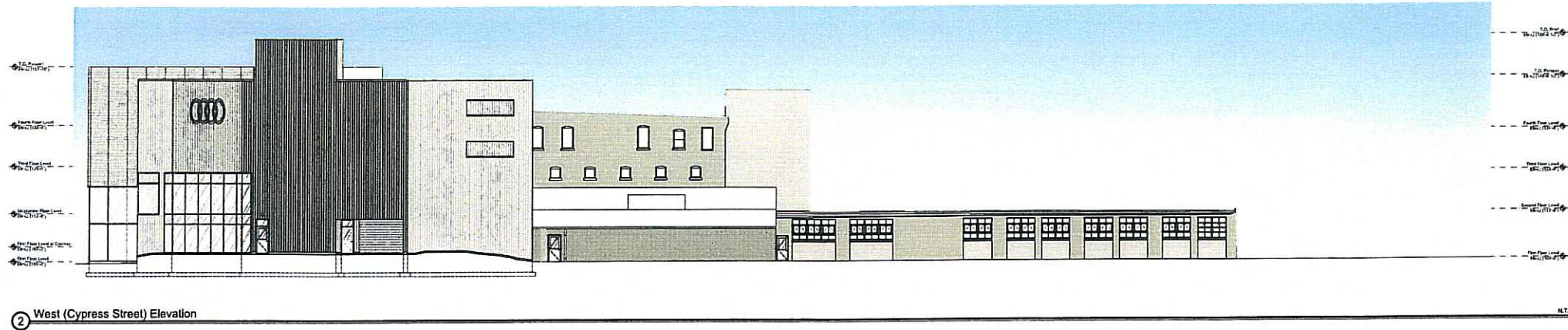
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308 Boylston Street
 Brookline, MA 02445

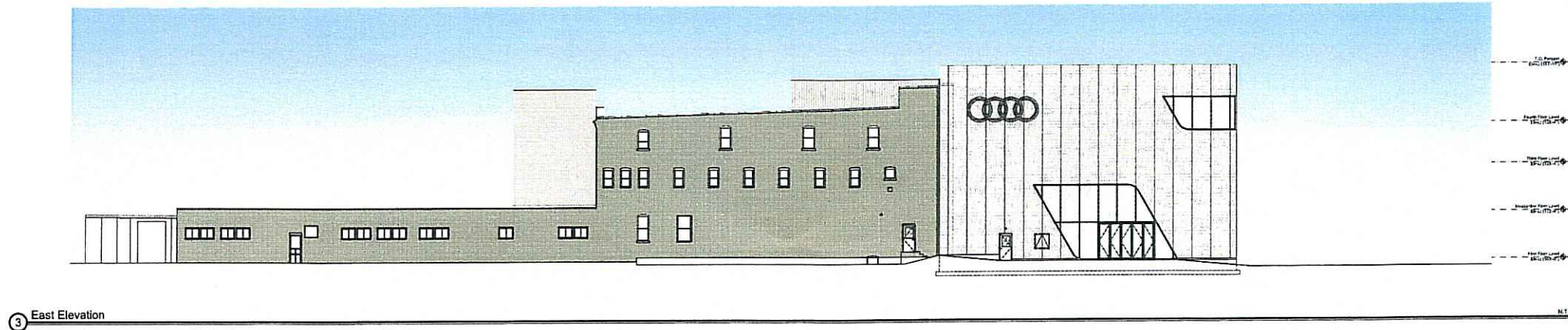
Building
Exterior
Elevations



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Building
Exterior
Elevation